

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 25, 2005

ITEM No. 11

CASE NUMBER/
PROJECT NAME

32-DR-2005
80th Street Hangars

LOCATION

15879 N 80th Street

REQUEST

Request approval of a site plan and elevations for two office buildings and an aircraft hangar.

OWNER

Russcor Financial Inc.
480-951-0055

ENGINEER

Knudsen-Smith
Engineering
602-347-7447

ARCHITECT/
DESIGNER

Dickinson Architects
602 956-4523

APPLICANT/
COORDINATOR

Loren Dickinson
Dickinson Architects
602 956-4523

BACKGROUND

Zoning.

The property is zoned Industrial Park District (I-1), which is intended to provide space for manufacturing, processing, research and development, municipal airport and aeronautical activities, and a complementary of wholesale, warehouse, and office operations.

Context.

The site is located on a cul de sac currently known as Lot 1 of North Scottsdale Airpark Unit III. The eastern border of the site is the centerline of Taxiway Number 6, and N. 80th Street is located along the western border. The site is currently undeveloped, vacant, and slopes generally from north to south.

Adjacent Uses:

- North Industrial I-1
- South: Industrial I-1
- East: Industrial I-1
- West: Industrial I-1

The site is adjacent to office, warehouse, manufacturing, and aeronautical activities.

APPLICANT'S
PROPOSAL

Applicant's Request.

The request is for approval of site plan and elevations for two office-hanger buildings sharing a common aircraft staging area. The site has limited frontage on N. 80th Street, and the building's primary entrances orient towards the street.

Development Information:

- Existing Use: Vacant
- Parcel Size: 1.29 acres
- Total Square Footage: 17,484 square feet gross
- Number of Units: Two
- Parking Required/Provided: Required 19 spaces, Provided 19 spaces
- FAR: 3099
- Building Volume: Allowed 507,238 cubic feet
Provided 377,128 cubic feet

DISCUSSION

One driveway provides access to the site from N. 80th Street terminating at the parking lot between the two buildings. Access to the 7,392 square foot staging area and aircraft hangers is protected from direct vehicular access by 8-foot masonry walls with a 20-foot rolling security gate in medium grey metal panels to match the building. The applicant is providing a large concrete pedestrian area connecting Hanger 1 entrance with the parking area and the sidewalk along N. 80th Street. There is a concrete pedestrian area being provided along the north side of Hanger 2 with a sidewalk along the south entrance with the parking area connecting to N. 80th Street. Due to lack of circulation within the site, staff has approved the location of the trash enclosure on N. 80th Street west of Hanger 1.

The buildings will be of modern architectural design, compatible with other existing structures in the immediate vicinity. Hanger 1 is 30-feet tall to the top of the parapet, and Hanger 2 is 26-feet 8-inches tall to the top of the parapet. The base and the vertical elements of the two buildings are constructed of split-face stack bond masonry, natural block, with natural color single-score masonry in a decorative pattern from the base block to the parapet. The roof over the office portion of the buildings is composed of medium grey, standing seam metal roofing. The glass used is solar, lightly reflective grey, and insulated. The doors and window frames are made of black anodized aluminum. The windows and doors are recessed.


The landscape palette contains a xeriscape theme with Native Mesquite and Sonoran Palo Verde tree along with Mexican Bird of Paradise, Green Cloud, Gold Mound, Purple Lantana, Octopus Agaves shrubs, accents and groundcovers. There is an existing storm drainage system to handle runoff from all development in this area.

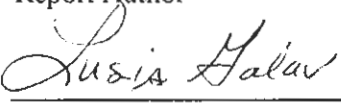
**STAFF
RECOMMENDATION**

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT (s) Greg Williams
Senior Planner
Phone: 480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY


Greg Williams
Report Author


Lusia Galav, AICP
Interim Current Planning Director,
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



PROJECT NARRATIVE
80th Street Hangars, L.L.C.
Scottsdale Airport

Case #73-PA-2005

The Project will consist of two owner-occupied Office-Hangar Buildings sharing a common aircraft staging area and a common parking area. The building at the south side of the site will consist of an aircraft hangar to accommodate heavy twins and light jets, with attached two-story office area. The building at the north side of the site will consist of a similar sized hangar, and single-story office space. Both hangar buildings will have access to a common fueling station and other shared site amenities.

The buildings will be of modern architectural design, compatible with other existing structures in the immediate vicinity, and will be constructed of split-face and smooth masonry block in a decorative pattern, metal wall panels, and complimentary standing-seam metal roof. The property will be generously landscaped, and an attractive addition to the neighborhood.

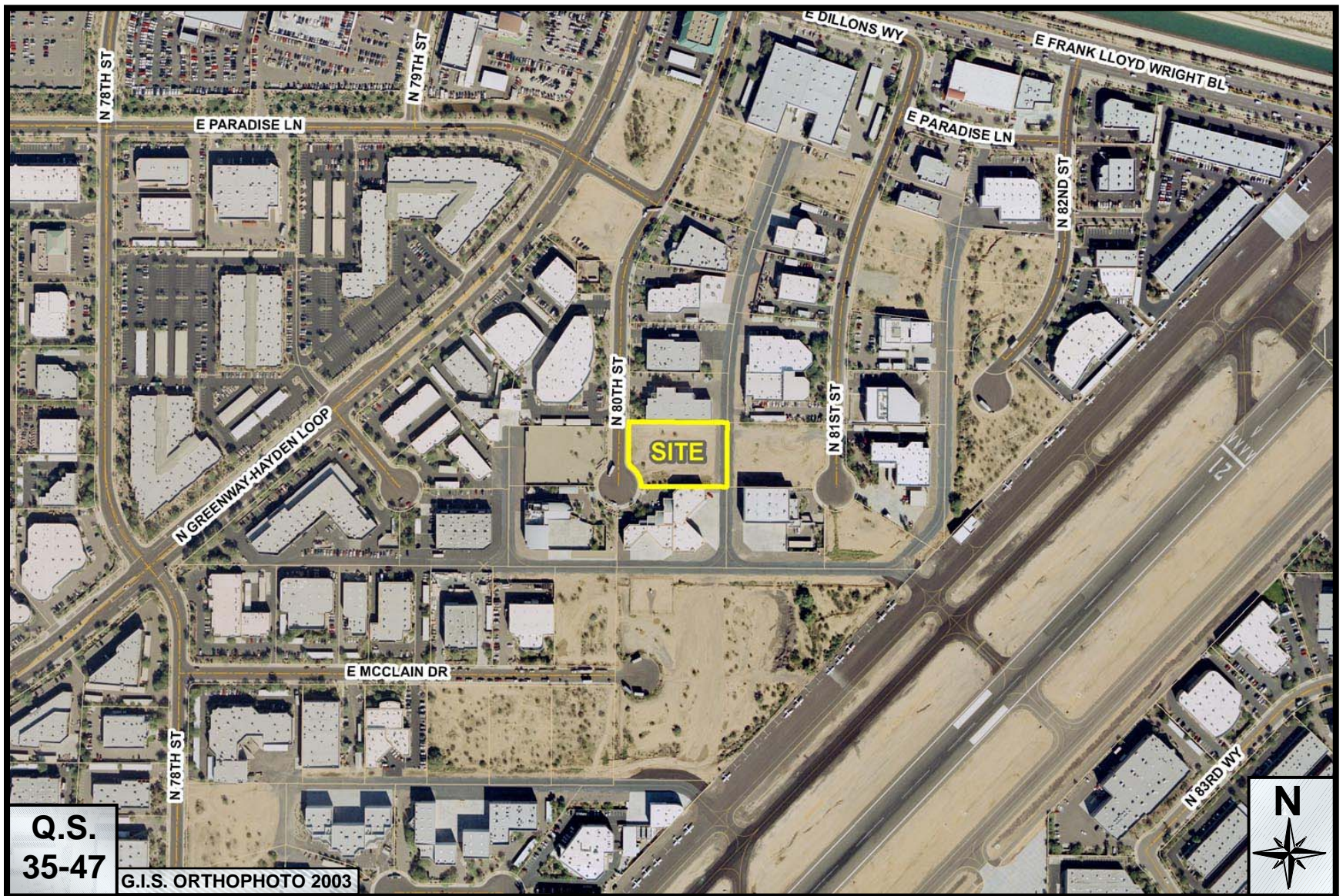
32-DR-2005
4/26/2005

ATTACHMENT #1

TELEPHONE (602) 956-4523

FAX (602) 956-4874

ARCHITECTURE • MASTER PLANNING • SITE PLANNING • INTERIORS • CONSTRUCTION ADMINISTRATION



**Q.S.
35-47**

G.I.S. ORTHOPHOTO 2003

80th Street Hangars

32-DR-2005

ATTACHMENT #2



80th Street Hangars

32-DR-2005

ATTACHMENT #2A

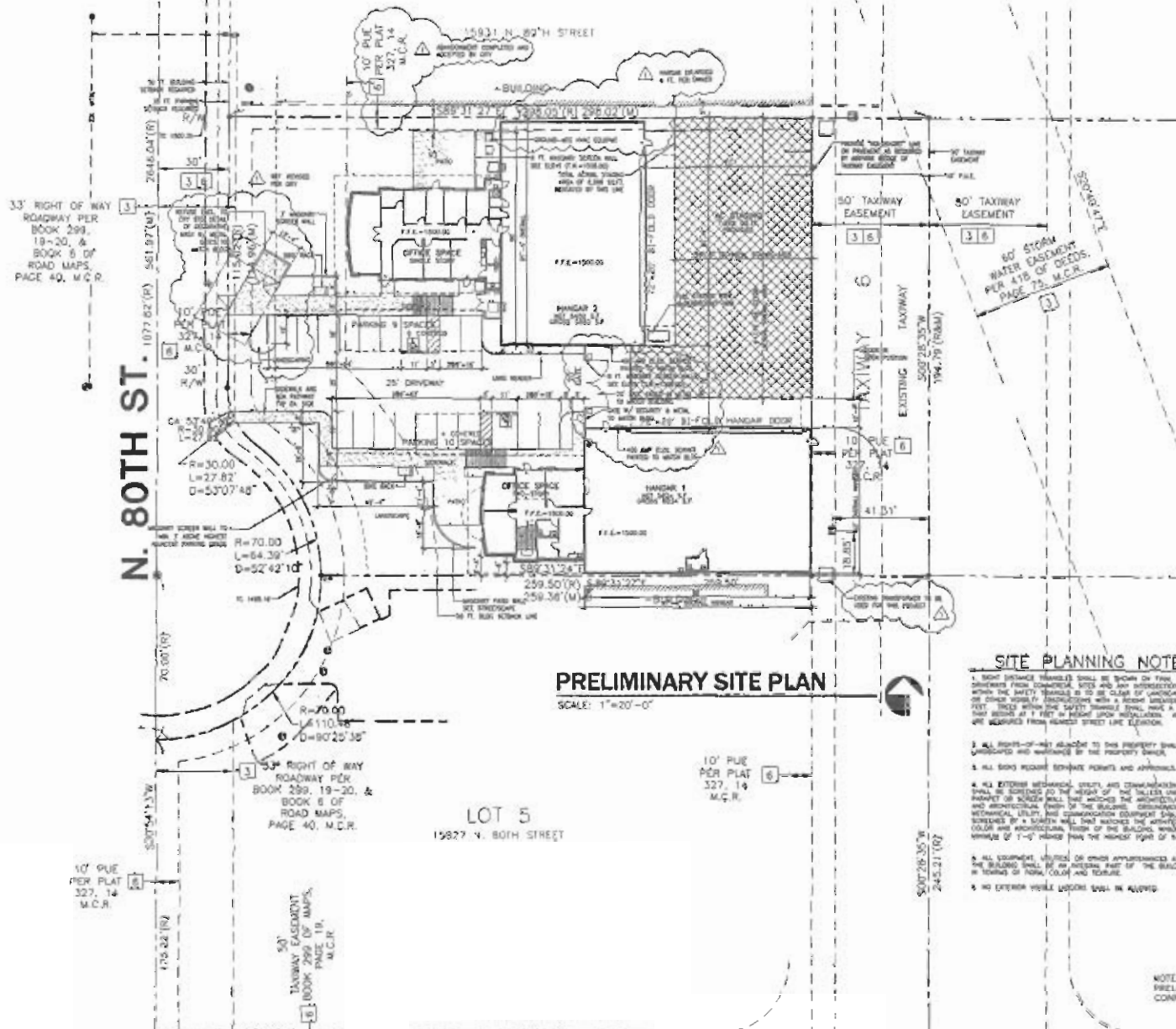


32-DR-2005

ATTACHMENT #3



32-DR-2004
REV: 07/15/2005



PROJECT INFORMATION:

LOT 5, NORTH 80TH STREET, PHASE 1, ACCORDING TO THE BOOK 207 OF MAPS, PAGE 14, RECORD OF DEEDS, COUNTY OF MARICOPA, ARIZONA.
SECTION 19775 N. 80TH STREET
NET AREA: 10.00 ACRES (435,600 SQ. FT.) (1.34 ACRES)
BLOCK: 1-1

BUILDING CODE:
SAC 2001, WITH CITY AMENDMENTS
WITH THE FOLLOWING SPECIAL ORDINANCES:

BUILDINGS:
SECTION 19775, BOOK 2, & 21
AND LAND SURVEY BOUNDARY WITH LAND
CONVEYANCE TRACT, PAGE 14
BULKING, AREA:

	LOT 5, 19827 N. 80TH STREET	LOT 6, 19827 N. 80TH STREET	LOT 7, 19827 N. 80TH STREET
BUILDING 1	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 2	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 3	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 4	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 5	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 6	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 7	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 8	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 9	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 10	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 11	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 12	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 13	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
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BUILDING 98	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 99	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.
BUILDING 100	1,000 SQ. FT.	1,000 SQ. FT.	1,000 SQ. FT.

PARKING:
REQUIRED: 1,000 SQ. FT. / 100 VEHICLES
PROVIDED: 10 SPACES
ACCESSIBLE PARKING: 2 SPACES (2 VEHICLES)
SECURE SPACES REQUIRED: 2 SPACES
SECURE SPACES PROVIDED: 2 SPACES
TOTAL SPACES PROVIDED: 10 SPACES

STORM WATER EASEMENT:
PER 475 OF DEEDS, PAGE 75, M.C.R.
80' STORM WATER EASEMENT
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SITE PLANNING NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED AS APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SHALL BE VERIFIED BY THE OWNER OR HIS AGENT.
2. ALL RIGHTS-OF-WAY ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL RIGHTS-OF-WAY SHALL BE VERIFIED BY THE OWNER OR HIS AGENT.
3. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE CONSIDERED AS APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SHALL BE VERIFIED BY THE OWNER OR HIS AGENT.
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NOTE: ALL DIMENSIONS AND AREAS SHOWN OR NOTED ON THIS PRELIMINARY PLAN ARE APPROXIMATE AND ARE SUBJECT TO CONFIRMATION OR REVISION AT SUBSEQUENT DESIGN PHASES.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION USE

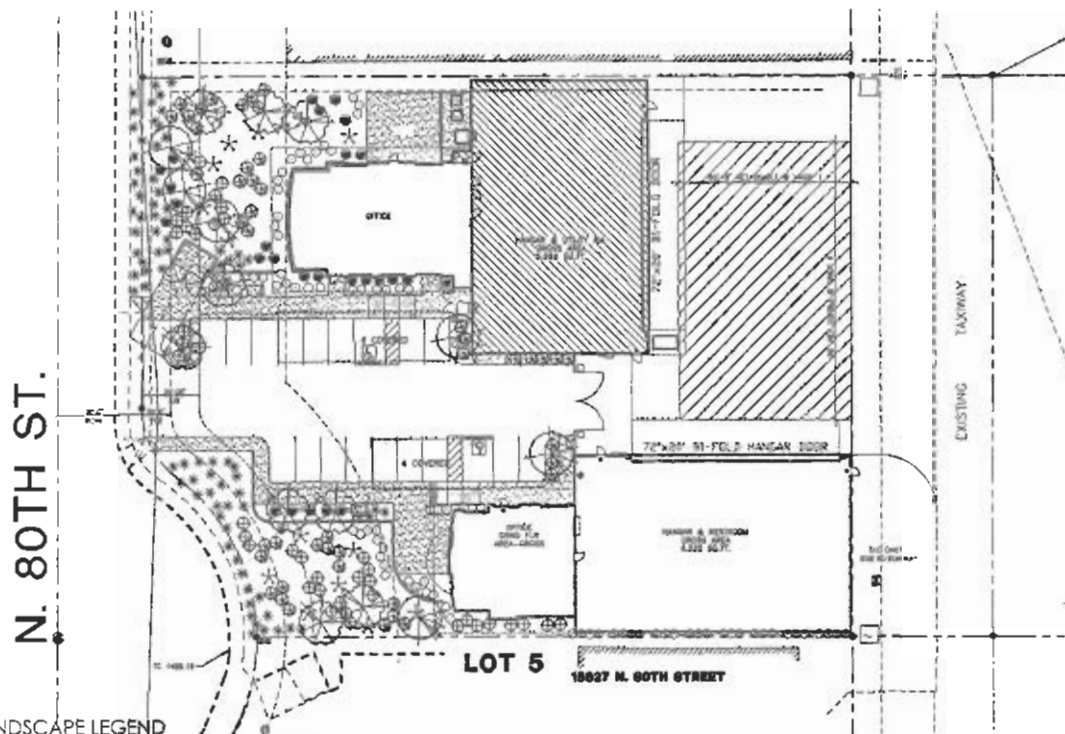
DICKINSON
ARCHITECTS INC.

NEW OFFICE AND HANGAR FACILITY
80TH ST. HANGARS LLC
19879 N. 80TH ST. - SCOTTSDALE, ARIZONA

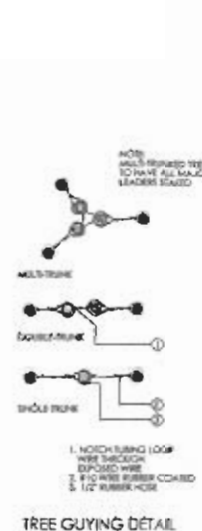
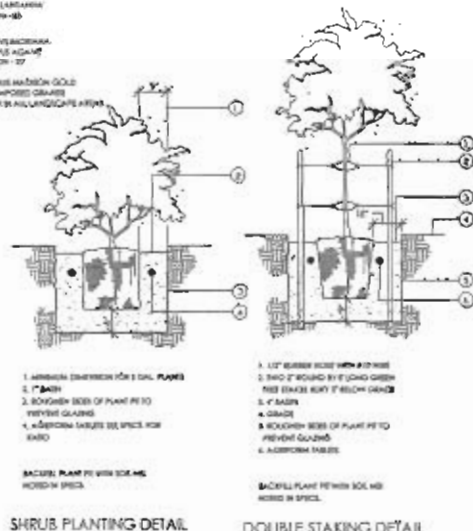
REVISIONS

CONTENTS

SHEET
1



LANDSCAPE LEGEND



CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED GUARANTEED 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE 100% COVERED WITH A 2\"/>

PROVIDE 8\"/>

ALL WORK OF THIS NATURE TO THE PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY ENGINEER WITHIN 90 DAYS AND BE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SOFT DISTANCE TRANSLUCENT SHALL BE SHOWN ON FINAL PLANS FOR CONFORMANCE WITH CONFORMANCE AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRANSLUCENT IS TO BE CLEAR OF LANDSCAPING. SHALL BE COVERED WITHIN 90 DAYS AND BE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

THE SAFETY TRANSLUCENT SHALL HAVE A CANOPY THAT EXTENDS AT LEAST 10 FEET FROM THE BUILDING. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL TREES ON SITE ARE 4\"/>

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PROVIDE TO ESTABLISHED WATER SERVICE. NEW IRRIGATION SYSTEMS SHALL BE INSTALLED GUARANTEED 100% COVERAGE TO ALL LANDSCAPE AREAS. A CONFORMANCE PLAN IS REQUIRED FOR ALL AREAS. 40-14 THROUGH 40-16 OF THE CITY CODE TO THE WATER CONFORMANCE OFFICE.

AREAS WITHIN THE 1/2\"/>

TOTAL OPEN SPACE TOTAL LANDSCAPE IS 9,000 S.F.

PRE-EMERGENT NOTE DUE TO COMPLETION BETWEEN OWNERS AND CONSTRUCTORS WE ARE NOT RESPONSIBLE FOR THE EXISTING APPROVED DESIGN OR VIDEO TAPING. VIDEO TAPING IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT. IF VIDEO TAPING IS NOT PERFORMED APPROVED APPROVAL SHALL BE PROVIDED WITH VIDEO TAPING.

SHEET INDEX 1-1 LANDSCAPE PLAN 1-2 FUTURE IRRIGATION PLAN 1-3 FUTURE DETAIL SHEET 1-4 FUTURE SPECIFICATION

PROJECT INFO: OWNER: ARCHITECT: CIVIL: LANDSCAPE:

ARCHITECT: CIVIL: LANDSCAPE:

ARCHITECT: CIVIL: LANDSCAPE:

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NEW OFFICE AND HANGAR FACILITY
80TH ST. HANGARS LLC
SCOTTSDALE, ARIZONA

T&M ASSOCIATES
T&M ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1121 West McDowell Ave., Suite 200
Scottsdale, Arizona 85261
(480) 948-0000
Fax: (480) 948-0001

U.S. DEPARTMENT OF AGRICULTURE
NATIONAL ARBOR DAY
1992

U.S. DEPARTMENT OF AGRICULTURE
NATIONAL ARBOR DAY
1992

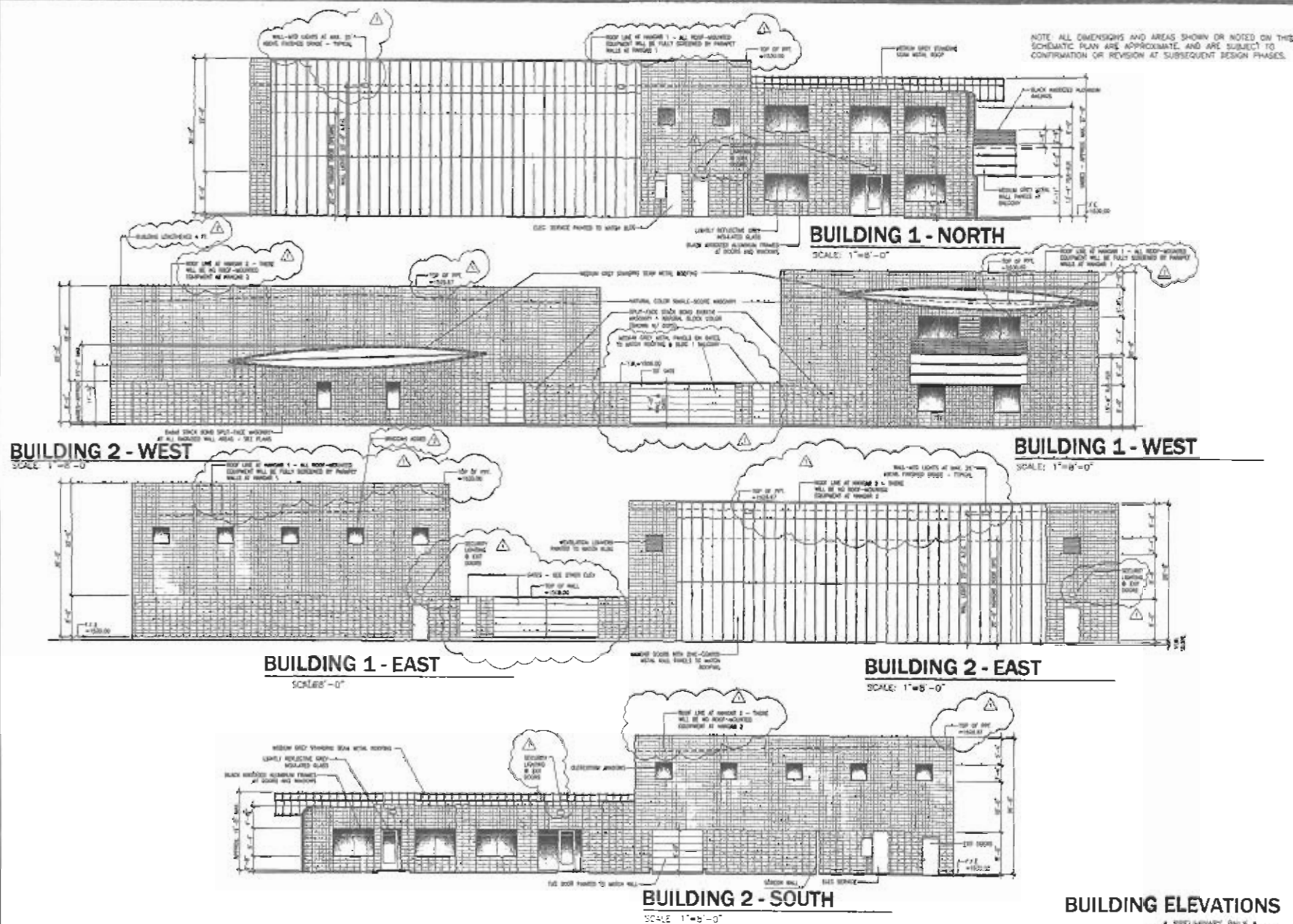
U.S. DEPARTMENT OF AGRICULTURE
NATIONAL ARBOR DAY
1992

U.S. DEPARTMENT OF AGRICULTURE
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1992

REV: 07/15/2005



ATTACHMENT #6

DICKINSON
ARCHITECTS INC.
2025 L. ARIZONA, BALTIMORE, MD 21201
PHOENIX, ARIZONA 85018 (602) 854-4523
ARCHITECTURE • INTERIOR PLANNING • SITE PLANNING
ACQUISITION • PROJECT MANAGEMENT • CONSTRUCTION

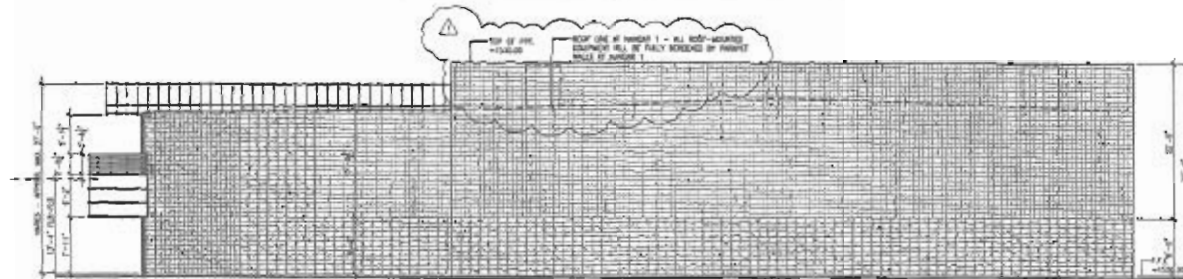
NEW OFFICE AND HANGAR FACILITY
80TH ST. HANGARS LLC
15879 N. 80TH ST. - SCOTTSDALE, ARIZONA



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DESIGN DEVELOPMENT
DRAWING
ISSUED
JOB NO. 2025-0564
SHEET

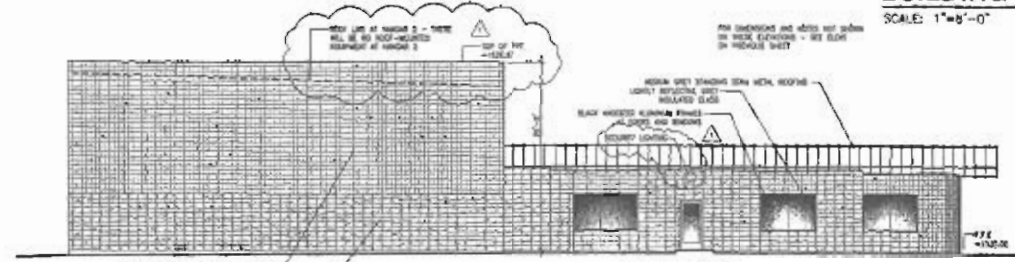
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32-DR-2004
REV: 07/15/2005



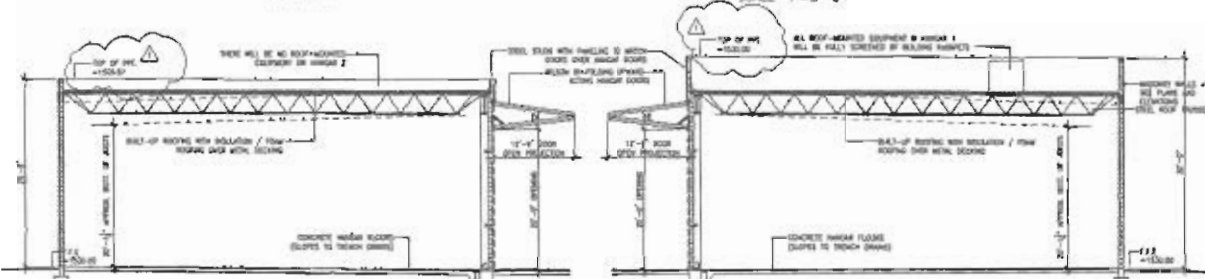
BUILDING 1 - SOUTH

SCALE: 1"=8'-0"



BUILDING 2 - NORTH

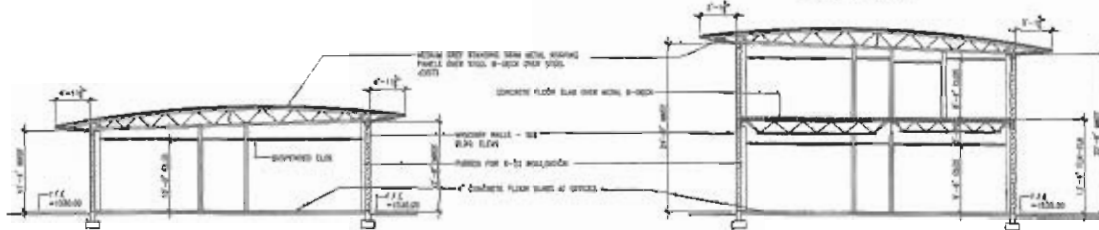
SCALE: 1"=8'-0"



SECTION-HANGAR 2

SECTION-HANGAR 1

SCALE: 1"=8'-0"



SECTION-OFFICE BLDG. 2

SECTION-OFFICE BLDG. 1

SCALE: 1"=8'-0"

NOTE: ALL DIMENSIONS AND AREAS SHOWN OR NOTED ON THIS SCHEMATIC PLAN ARE APPROXIMATE, AND ARE SUBJECT TO CONFIRMATION OR REVISION AT SUBSEQUENT DESIGN PHASES.

**BUILDING ELEVATIONS
BUILDING SECTIONS**

• PRELIMINARY ONLY
SEE THE CONSTRUCTION LIST

**DICKINSON
ARCHITECTS INC.**
2000 E. ARIZONA AVENUE, SUITE 210
SCOTTSDALE, ARIZONA 85251
PH: 480.344.1100
FAX: 480.344.1101
WWW.DICKINSONARCHITECTS.COM

**NEW OFFICE AND HANGAR FACILITY
80TH ST. HANGARS LLC**
15879 N. 80TH ST. - SCOTTSDALE, ARIZONA

REVISIONS
1. AS SHOWN ON SET
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DESIGN SET
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BLDG. SECTIONS

FILE INFORMATION
DRAWING: 32-DR-2004
ISSUED: 07/15/05
JOB NO: 32-DR-2004

SHEET

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80TH STREET HANGER, LLC
15879 N. 80th Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF exist AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt & Ex Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. ACCESS GATE SHALL BE MIN. 16'-0"

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: 80th Street Hangars Case 32-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Dickinson Architects, Inc. with a date by staff of 7/15/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Dickinson Architects with a date by staff of 7/15/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen and Associates with a date by staff of 7/20/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:

DRB Stipulations

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to

ATTACHMENT B

the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
12. *Modify landscape plan replacing some of the lantana located south of the drive aisle with some shrubs, to the satisfaction of final plans staff.*

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. The individual luminaire lamp shall not exceed 250 watts.
15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
16. Incorporate into the project's design, the following:

Parking Lot, Building and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Carport Lighting:

- d. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source is not directly visible from the property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- A. *Comply with the conditions of the Airport Area Development Communication Form dated by airport staff on 5/9/2005. This includes the signed avigation easement. A final approval letter shall be obtained from Airport City staff prior to the issuance of any permits.*
- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
138-ZN-1984

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

21. Architectural preliminary site plan, preliminary drainage report.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
23. Basin Configuration:
- a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

- a. The driveway must at minimum be a CL-1 type driveway.
 - b. The minimum width of the security gate leading to the staging area, shall be 20 feet. The gate must have a "Knox-Lock" Master Slave Cylinder keyed for fire department access. See the City of Scottsdale dtl. # 2364.
 - c. Construct sidewalk and sidewalk ramps along the site's frontage. The sidewalk's width shall be at minimum 8' or equal to the width of the existing sidewalk in 80th Street.
24. The developer shall design and construct in general conformance with a CL-1 type driveway, Standard Detail #2256 for CL.

INTERNAL CIRCULATION:**DRB Stipulations**

25. The developer shall provide a minimum parking-aisle width of 24 feet.

Ordinance

E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

26. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

27. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 80th Street except at the approved driveway location.

28. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

F. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

G. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

The refuse enclosure design and location shall be in accordance with the updated preliminary plan submitted on 7-15-2005.

29. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

30. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.

- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

H. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- I. Underground vault-type containers are not allowed.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- K. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 31. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

- L. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- M. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

- 32. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]